

RECEIVEDSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**MAY 15 2018****Notice of Change in Water Right Ownership****IDWR/NORTHERN**

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
95-14802	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Leonarda D. Nicolini
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Quinton Lawson + Diane Leeper
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 350 S Lost Mines Post Falls ID 83854
Mailing address City State ZIP
- (813) 420-4584 dianeleeper@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: Oct 27, 2017

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

7. This form must be signed and submitted with the following **REQUIRED** items:

- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- Filing fee (see instructions for further explanation):
 - \$25 per undivided water right.
 - \$100 per split water right.
 - No fee is required for pending adjudication claims.

8. Signature: dianeleeper 5/15/2018
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by DL Processed by DL Date 6-11-2018

Escrow No.: N-42456-BG

WARRANTY DEED

FOR VALUE RECEIVED, **Leonarda D. Nicolini, a widow**,
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Quinton Lawson
and Diane Leeper, husband and wife, as community property with right of
survivorship**, Grantee, whose address is: 350 S. Lost Mines Rd., Post Falls, ID 83854
the following described premises, County of Kootenai, State of Idaho to-wit: * Falls, ID 83854

The Southwest quarter of the Northeast quarter of Section 8, Township 50 North,
Range 5 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING THEREFROM that portion of the Southwest quarter of the Northeast
quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai
County, Idaho, lying South and East of Riverview Road as it existed on July 5, 1978.

AND EXCEPT a part of the Southwest quarter of the Northeast quarter of Section 8,
Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more
particularly described as follows:

Beginning at a rebar 1/2 inch diameter, marking the Northwest corner of said
Southwest quarter of the Northeast quarter (CN 1/16 cor.);

thence South 88°32'05" East, 318.00 feet along the North boundary of said
Southwest quarter of the Northeast quarter to a rebar, 5/8 inch diameter;

thence South 26°57'57" East, 380.00 feet to a rebar, 5/8 inch diameter;

thence 55°37'28" East, 148.60 feet to a rebar, 5/8 inch diameter;

thence South 5°52'51" East, 196.86 feet along the centerline of a 60.00 foot wide
road easement;

thence South 33°53'13" West, 88.82 feet along the centerline of a 60.00 foot wide
road easement;

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WARRANTY DEED

FOR VALUE RECEIVED, **Leonarda D. Nicolini, a widow**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Quinton Lawson and Diane Leeper, husband and wife, as community property with right of survivorship**, Grantee, whose address is: 350 S. Lost Mines Rd. Post the following described premises, County of Kootenai, State of Idaho to-wit: * Falls, ID 83854

The Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING THEREFROM that portion of the Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, lying South and East of Riverview Road as it existed on July 5, 1978.

AND EXCEPT a part of the Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a rebar 1/2 inch diameter, marking the Northwest corner of said Southwest quarter of the Northeast quarter (CN 1/16 cor.);

thence South 88°32'05" East, 318.00 feet along the North boundary of said Southwest quarter of the Northeast quarter to a rebar, 5/8 inch diameter;

thence South 26°57'57" East, 380.00 feet to a rebar, 5/8 inch diameter;

thence 55°37'28" East, 148.60 feet to a rebar, 5/8 inch diameter;

thence South 5°52'51" East, 196.86 feet along the centerline of a 60.00 foot wide road easement;

thence South 33°53'13" West, 88.82 feet along the centerline of a 60.00 foot wide road easement;

thence South 21°48'11" East, 169.94 feet along the centerline of a 60.00 foot wide road easement;

thence North 88°51'14" West, 639.01 feet to a rebar, 5/8 inch diameter;

thence North 0°31'31" West, 845.30 feet (of record as North 1°24'14" West in Instrument No. 930437) along the West boundary of said Southwest-Northeast to the Point of Beginning.

AND EXCEPT a part of the Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a stone which is the commonly accepted position for the Southwest corner of said Southwest quarter of the Northeast quarter (center 1/4 cor.);

thence North 0°31'31" West, 507.20 feet (of record as the North 01°24'14" West, on Instrument No. 930437) along the West boundary of said Southwest quarter of the Northeast quarter;

thence South 88°51'14" East, 639.01 feet to a point on the centerline of a 60.00 foot wide road easement;

thence South 21°48'11" East, 15.54 feet along the centerline of a 60.00 foot road easement;

thence South 5°48'24" West, 196.10 feet along the centerline of a 60.00 foot road easement;

thence South 11°17'53" East, 188.35 feet and leaving said road easement, to a point on the centerline of West Riverview Drive;

thence 146.49 feet along the arc of a 253.91 foot radius curve left along the centerline of West Riverview Drive, said curve having a chord bearing South 46°15'49" West, 144.47 feet to a rebar, 5/8 inch diameter;

thence North 89°02'47" West, 534.85 feet along the South boundary of said Southwest quarter of the Northeast quarter to the Point of Beginning.

AND EXCEPT a part of the Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at a rebar, 5/8 inches in diameter, marking the Northeast corner of said Southwest quarter of the Northeast quarter (Northeast 1/16 corner);

thence South 0°16'14" East, 555.00 feet along the East boundary of said Southwest quarter of the Northeast quarter to a rebar, 5/8 inches in diameter, to the Point of Beginning;

thence continuing South 0°16'14" East, 234.52 feet along the East boundary of said Southwest quarter of the Northeast quarter to a point on the centerline of West Riverview Drive;

thence traversing said centerline as follows:

South 44°17'11" West, 35.53 feet;

thence 258.76 feet along the arc of a 487.20 foot radius curve right, said curve having a chord bearing South 59°30'06" West, 255.73 feet;

thence South 74°43'30" West, 66.76 feet;

thence 180.18 feet along the arc of a 380.27 foot radius curve left, said curve having a chord bearing South 61°08'34" West, 178.50 feet to a rebar 5/8 inches in diameter;

thence North 5°00'00" East, and leaving said centerline, 220.62 feet to a rebar, 5/8 inches in diameter;

thence North 28°00'00" East, 310.00 feet to a rebar 5/8 inches in diameter;

thence North 90°00'00" East, 300.00 feet to the Point of Beginning.

AND EXCEPT a part of the Southwest quarter of the Northeast quarter of Section 8, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at a stone which is the commonly accepted position for the Southwest corner of said Southwest quarter of the Northeast quarter (center 1/4 cor.);

thence South 89°02'47" East, 534.85 feet along the South boundary of Southwest quarter of Northeast quarter to a point on the centerline of West Riverview Drive;

thence traversing said centerline as follows:

146.49 feet along the arc of a 253.91 foot radius curve right, said curve having a chord bearing North 46°15'49" East, 144.47 feet;

thence North 62°47'30" East, 20.13 feet to the Point of Beginning;

thence North 62°47'30" East, 20.51 feet;

thence 129.72 feet along the arc of a 323.82 foot radius curve left, said curve having a chord bearing North 51°18'57" East, 128.85 feet;

thence North 39°50'24" East, 56.02 feet;

thence 51.30 feet along the arc of a 380.27 foot radius curve right, said curve having a chord bearing North 43°42'17" East, 51.26 feet;

thence North 5°00'00" East, and leaving said centerline, 220.62 feet to a rebar, 5/8 inch diameter;

thence North 28°00'00" East, 310 feet to a rebar, 5/8 inch diameter;

thence North 53°45'43" West, 147.79 feet to a rebar, 5/8 inch diameter;

thence North 90°00'00" West, 285.02 feet to a point on the centerline of a 60.00 foot wide road easement;

thence traversing said centerline as follows:

South 5°52'51" East, 125.77 feet;

thence South 33°53'13" West, 88.82 feet;

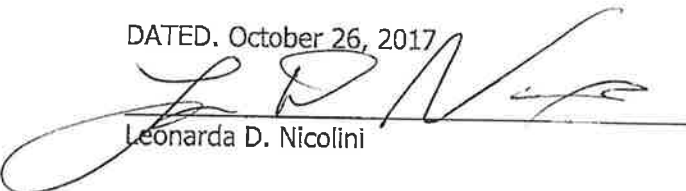
thence South 21°48'11" East, 185.48 feet;

thence South 5°48'24" West, 196.10 feet;

thence South 11°17'53" East, and leaving said centerline, 188.35 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. October 26, 2017


Leonarda D. Nicolini

STATE OF _____)
COUNTY OF _____) ss.
_____)

On this _____ day of October 2017, before me, a Notary Public in and for said State, personally appeared Leonarda D. Nicolini, known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary in and for said County and State
Residing at _____
Commission Exp. _____

*All attached
California
notary
Acknowledgment*

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF

Stanislaus

On

Oct 27, 2017

before me,

Janet Pinheiro

(here insert name and title of the officer)

, notary public, personally appeared

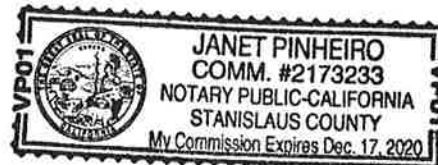
Leonarda D. Nicolini

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(This area for official notarial seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Oct 26, 2017

Number of Pages:

6

(Not including this page)

Signer(s) Other Than Named Above:

none



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D ALENE, ID 83815-7763
Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

C.L. "Butch" Otter
Governor

Gary Spackman
Director

June 11, 2018

QUINTON LAWSON & DIANE LEEPER
350 S LOST MINES RD
POST FALLS ID 83854-5773

Re: Change in Ownership for Water Right No(s): 95-14802

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2808.

Sincerely,

Dawn Lenon
Technical Records Specialist I

Enclosure(s) Notice of Claim 95-14802